

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
S/S Franklin Square Drive, 851'W  
of the c/l Campbell Boulevard \* DEPUTY ZONING COMMISSIONER  
(10001 Franklin Square Drive)  
14th Election District \* OF BALTIMORE COUNTY  
6th Councilmanic District \* Case No. 97-301-X  
  
Nottingham Village, Inc.  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 10001 Franklin Square Drive, located in the vicinity of Campbell Boulevard in White Marsh. The Petition was filed by the owners of the property, Nottingham Village, Inc., by John H. Macsherry, Jr., Vice President and Director of Marketing, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek a special exception to permit a moving and storage facility on the subject property, zoned M.L., pursuant to Section 253.2.A.3a of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John H. Macsherry, Peter Dudley, and Mike Hiss, all representatives of Nottingham Village, Inc., Michael Shaughnessy, the proposed tenant of the subject use, Jim Matis, Professional Engineer with Matis Warfield, Inc., and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 26.1287 acres, more or less, zoned M.L., and is improved with a one-story warehouse building of 210,000 sq.ft. The

ORDER RECEIVED FOR FILING

Date

By

RECORDED

Petitioners are desirous of leasing a portion of the warehouse building (85,000 sq.ft.) for use by a moving and storage company. Mr. Michael Shaughnessy testified that his company, Alexander's Moving and Storage Eastern, Inc., has outgrown its current location on Pulaski Highway and that he would like to relocate his business to the subject site. However, in order to relocate his business to the subject property, the request for a special exception is necessary.

It is clear that the B.C.Z.R. permits the use proposed in a M.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

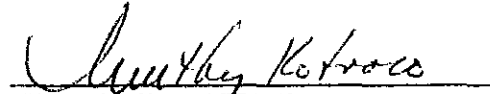
ORDER RECEIVED ON FILE  
Date 2/25/99  
[Signature]

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of February, 1997 that the Petition for Special Exception to permit a moving and storage facility on the subject property, zoned M.L., pursuant to Section 253.2.A.3a of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

JUDGE RECEIVED FOR FILING  
Date 2/28/97  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

February 28, 1997

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
S/S Franklin Square Drive, 851'W of the c/l Campbell Boulevard  
(10001 Franklin Square Drive)  
14th Election District - 6th Councilmanic District  
Nottingham Village, Inc. - Petitioners  
Case No. 97-301-X

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. John H. Macsherry, Jr., Vice Pres., Dir. of Marketing  
Nottingham Village, Inc., 100 W. Pennsylvania Ave., Towson, Md. 21204

Mr. Michael Shaughnessy, 930 Todds Lane, Baltimore, Md. 21237  
Mr. James Matis, 6600 York Road, Suite 209, Baltimore, Md. 21212

People's Counsel; Case File





# Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 10001 Franklin Drive

which is presently zoned ML

97-301-X

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a moving and storage establishment in an ML zone pursuant to Section 253.2.A.3a of the Baltimore County Zoning Regulations

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

Nottingham Village, Inc.

(Type or Print Name)

By:

Signature

John Macsherry, Vice President, Director of Marketing

(Type or Print Name)

Signature

100 West Pennsylvania Avenue

Address

825-0545

Phone No.

Towson

City

MD

State

21204

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No.

Towson

MD

State

21204

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

1-21-97



MICROFILMED

301

ORDER RECEIVED FOR FILING  
Date 1/22/97  
By [Signature]

**MATIS WARFIELD  
CONSULTING ENGINEERS**

**Description to Accompany  
Zoning Petition for Special Exception  
Lot 5 Section H, White Marsh Community  
South Side of Franklin Square Drive, 850'+/-  
West of Campbell Boulevard  
14th Election District**

**97-301-X**

**January 17, 1997**

Beginning for the same at a point on the south side of Franklin Square Drive, identified as 2792 as shown on a plat entitled Plat 'C' Portion of Section H, White Marsh Community and recorded among the Plat records of Baltimore County in Plat Book SM 68 Folio 35, said point distant South 44°41' 48" West 851.64 feet more or less from the point of intersection of centerlines of Franklin Square Drive and Campbell Boulevard, running thence and leaving the south side of Franklin Square Drive:

- 1) South 48°48' 42" East 1126.76 feet thence
- 2) South 82°21' 29" West 185.00 feet thence
- 3) South 62°16' 59" West 155.00 feet thence
- 4) South 55° 01' 49" West 290.06 feet thence
- 5) South 51°29' 00" West 140.24 feet thence
- 6) South 40°11' 00" West 142.20 feet thence
- 7) South 38°46' 20" West 141.88 feet thence
- 8) South 38°02' 31" West 168.17 feet thence
- 9) North 33°51' 55" West 79.86 feet thence
- 10) North 46°38' 12" West 222.83 feet thence
- 11) North 45°53' 07" West 320.36 feet thence
- 12) North 42°37' 18" West 221.52 feet thence

13) North 37°44' 48" West 215.01 feet to the south side of Franklin Square Drive, running thence and binding along the south side of Franklin Square Drive the two following courses viz:

- 14) by a curve to the left having a radius of 2698.12 feet for a length of 428.40 feet, and
- 15) North 49°03' 07" East 632.79 feet to the place of beginning.

Containing 25.398 acres of land more or less.

Being all of Lot 5 as shown on a plat entitled Plat 'C' Portion of Section H, White Marsh Community recorded among the Plat records of Baltimore County in Plat Book SM 68 Folio 35

*This description is intended for zoning purposes only and should not be used for conveyance of land.*



NOTED

**NOTICE OF HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #97-301-X

(Item 301)  
10001 Franklin Square Drive  
White Marsh Commerce Center  
Franklin Square Drive,  
S/S W of El Campbell  
Boulevard  
14th Election District  
6th Councilmanic  
Legal Owner(s):  
Nightingale Village, Inc.  
Special Exception for a  
moving and storage establishment.  
Hearing: Monday, February  
24, 1997 at 2:00 p.m. in Rm.  
118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County  
NOTES: (1) Hearings are  
Handicapped Accessible for  
special accommodations  
Please Call 867-3353.  
(2) For information concerning the File and/or Hearing,  
Please Call 867-3391.

2/07/97 Feb. 6

C117739

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., Feb. 6, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 6, 1997.

**THE JEFFERSONIAN,**

A. H. Henderson  
LEGAL AD.-TOWSON

3-7700-7-2001-1770  
2001-1770

ALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

052304

DATE 1-21-97 ACCOUNT Bel 618

RECEIVED FROM: Westminster Village Inc. AMOUNT \$ 300.00  
10001 FORD ST.

FOR: CO EN (030)

02671A0004100000 0200.00  
01 00101220004-01-97

DISTRIBUTION  
WRITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER [Signature]



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **080735**

DATE 6/28/80 ACCOUNT CC1-6150  
AMOUNT \$ 44.00 (LRF)

RECEIVED FROM: Wiles & Stockbridge

FOR: 00-1385  
1001-1147 Franklin St Dr

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID BY  
CHECK NO. 080735  
DATE 6/28/80  
AMOUNT \$44.00  
TOTAL \$44.00  
BALANCE \$0.00  
CASHIER'S SIGNATURE  
DATE 6/28/80  
CASHIER'S NAME  
CASHIER'S TITLE

CASHIER'S VALIDATION



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 301

Petitioner: Nottingham Village, Inc.

Location: 10001 Franklin Square Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: % Barbara Ormord Venable Batjer Howard

ADDRESS: 210 Allegheny Avenue  
Towson, Maryland 21204

PHONE NUMBER: 410-823-4111

AJ:ggs

(Revised 09/24/96)

NOTED

# CERTIFICATE OF POSTING

RE: Case No.: 97-301-X

Petitioner/Developer: NOTTINGHAM VILL., INC.  
% ROB HOFFMAN, ESQ

Date of Hearing/Closing: 2/24/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #10001 FRANKLIN SQUARE DR

The sign(s) were posted on \_\_\_\_\_

2/7/97  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/7/97  
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

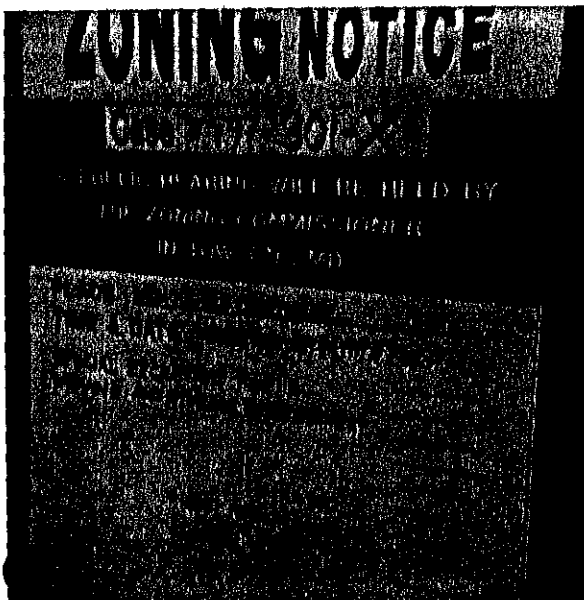
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



97-301-X  
#10001 FRANKLIN SQ. DR.  
% ROB HOFFMAN, V.B.H.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-301-K

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: TO APPROVE A MOVING & STORAGE ESTABLISHMENT  
IN AN ML ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

TO: PUTUXENT PUBLISHING COMPANY  
February 6, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord  
Venable, Baetjer, Howard  
210 Allegheny Avenue  
Towson, MD 21204  
823-4111

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-301-X (Item 301)  
10001 Franklin Square Drive  
White Marsh Commerce Center  
S/S Franklin Square Drive, 851' +/- W of c/l Campbell Boulevard  
14th Election District - 6th Councilmanic  
Legal Owner(s): Nottingham Village, Inc.

Special Exception for a moving and storage establishment.

HEARING: MONDAY, FEBRUARY 24, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 31, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-301-K (Item 301)  
10001 Franklin Square Drive  
White Marsh Commerce Center  
S/S Franklin Square Drive, 851' +/- W of c/l Campbell Boulevard  
14th Election District - 6th Councilmanic  
Legal Owner(s): Nottingham Village, Inc.

Special Exception for a moving and storage establishment.

HEARING: MONDAY, FEBRUARY 24, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Nottingham Village, Inc.  
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 9, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 24, 1997 .

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 301  
Case No.: 97-301-X  
Petitioner: Nottingham Village, Inc

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 21, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: February 18, 1997

FROM:  Robert W. Bowling, Chief  
Development Plans Review Division

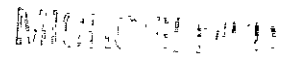
SUBJECT: Zoning Advisory Committee Meeting  
for February 10, 1997  
Item No. 301

The Development Plans Review Division has reviewed the subject zoning item. A schematic landscape plan should be submitted.

RWB:HJO:cab

cc: File

ZONE48B





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Feb 4, 97

FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Feb 3rd, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 298 307  
299  
300  
(301)  
302  
304  
305

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 1.31.97  
Item No. 361 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/06/97

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB 03, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 298, 299, 301, 302, 307,  
308 AND 310.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

MICROFILM



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Permits and Development  
            Management

DATE:    February 10, 1997

FROM:     Pat Keller, Director  
            Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 301, 312, 314, 315, 317 and 318

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Barry L. Kerns*

PK/JL

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
10001 Franklin Square Drive (White Marsh		
Commerce Center), S/S Franklin Square	*	ZONING COMMISSIONER
Drive, 851'+/- W of c/l Campbell Blvd.		
14th Election District, 6th Councilmanic	*	OF BALTIMORE COUNTY
Nottingham Village, Inc.	*	CASE NO. 97-301-X
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

10001 Franklin Square Drive



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 28, 2000

General Electrical Capital Assurance Company  
Chicago Title Insurance Company  
White Marsh Commerce Center, Inc.  
Nottingham Village, Inc.  
Miles and Stockbridge P.C.  
c/o Milton R. Smith, Jr., Esquire  
Miles and Stockbridge P.C.  
600 Washington Ave., Ste. 300  
Towson, Maryland 21204

Dear Mr. Smith:

RE: Zoning Verification, "White Marsh Commerce Center", Lot 5A, Section H  
containing 12.0179 +/- acres, 10001-10049 Franklin Square Dr., 14<sup>th</sup> Election  
District

Your letter of June 23, 2000 has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The above referenced property is currently zoned ML (Manufacturing Light) as per the official Baltimore County zoning map #NE 7-H. The permitted uses of property situate within an ML zone are as set forth in Section 253 of the Baltimore County Zoning Regulations, (B.C.Z.R.) generally include office, warehouse and light manufacturing uses as more specifically set forth in such section. In addition, under the provisions of Section 253.2.A.3a of the B.C.Z.R., the use of property in an ML zone for the operation of moving and storage establishment is permitted by Special Exception. By the order of the Deputy Zoning Commissioner of Baltimore County, Maryland, dated February 28, 1997 in a proceeding entitled "in re: Petition for Special Exception", case #97-301-X, the office of the Zoning Commissioner of Baltimore County entered an order permitting the use of the Premises as a moving and storage facility pursuant to such Section 253.2.A.3a of the Baltimore County Zoning Regulations (B.C.Z.R.). Please be advised that, based upon the recorded plat book S.M. 72, folio 137, the property as approved, represents a conforming use and is in compliance with the B.C.Z.R.

There are no Variances, Special Hearing, conditional use permits or other special zoning approvals required for the improvements as constructed on the Premises other

Census 2000

For You, For Baltimore County

Census 2000

General Electrical Capital Assurance Company  
June 29, 2000  
Page 2

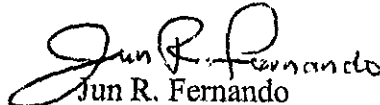
than the Special Exception case #97-301-X permitting the use of the Premises for the operation of a moving and storage establishment.

There are no uses conducted on the Premises which would constitute a non-conforming use under the provisions of the B.C.Z.R.

Further, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning violations for the subject property as of this date.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

  
Jun R. Fernando  
Planner II  
Zoning Review

JRF:kew

LAW OFFICES  
**MILES & STOCKBRIDGE P.C.**

BALTIMORE, MD  
CAMBRIDGE, MD  
COLUMBIA, MD  
EASTON, MD

600 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204-3965

TELEPHONE 410-821-8565  
FAX 410-823-8123

FREDERICK, MD  
MCLEAN, VA  
ROCKVILLE, MD  
WASHINGTON, D.C.

MILTON R. SMITH, JR.  
410-823-8165  
msmith@milesstockbridge.com

June 23, 2000

6/26/00  
w/cn To: Jim  
p \* new am fee  
\$4000  
6/27/00 wa  
B cashier

**VIA HAND DELIVERY**

Arnold E. Jablon, Esquire  
Director - Zoning Administration  
and Development Management  
Room 109, County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

RE: REQUEST FOR ZONING VERIFICATION -- office, warehouse and light industrial and manufacturing project known as "White Marsh Commerce Center" consisting of a parcel of land containing 12.0179± acres and shown and designated as Lot 5A ("Lot 5A") on a plat entitled "White Marsh Commerce Center, Lots 5A & 5B, Section H, White Marsh Community", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book 72, folio 137, and the improvements thereon known as 10001-10049 Franklin Square Drive, Fourteenth Election District, Baltimore County

Gentlemen:

Our offices represents Nottingham Village, Inc. and its wholly owned subsidiary, White Marsh Commerce Center, Inc. ("Owner"), which is the owner of fee simple title to Lot 5 above referred to and the improvements thereon (collectively, the "Premises").

The Premises is currently improved by a one story 210,000± square foot building generally designed for office, warehouse and light industrial manufacturing uses. The Premises is also partly used and occupied for the operation of a moving and storage establishment which is permitted by special exception pursuant to the terms of an order of the Zoning Commissioner of Baltimore County, Maryland dated February 28, 1997 in a proceeding entitled "IN RE: PETITION FOR SPECIAL EXCEPTION S/S Franklin Square Drive, 851' of the c/l Campbell Boulevard (10001 Franklin Square Drive) 14<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District by Nottingham Village, Inc., Petitioners, Before the Zoning Commissioner of Baltimore County. Case No. 97-301-X," a copy of which order is enclosed for your reference.

The Owner is engaged in obtaining a loan in the amount of \$7,000,000 (the "Loan") for the permanent financing of the Premises from General Electric Capital Assurance Company (the



"Lender") to be secured by the lien of a deed of trust ("Deed of Trust") encumbering the Premises. In connection with the making of the Loan, the Lender has requested that the Owner obtain a letter from your office addressed to the Lender in substantially the form of the draft of a proposed zoning verification letter for the Premises which we have prepared in accordance with the Lender's requirements and enclose herewith. In addition, our office will act as issuing agent of a title insurance policy by Chicago Title Insurance Company (the "Title Company") insuring title to the Premises and will furnish various legal opinions concerning the Premises to the Lender and the Title Company in connection with the issuance of such title policy and the making of the Loan.

Accordingly, on behalf of all the above referred to parties, I request the issuance by your office of a zoning verification letter in substantially the form enclosed herewith addressed to all such parties.

For your assistance in preparing and completing the requested zoning verification letter, please note the following enclosures and comments:

1. You will find enclosed a copy of the recorded subdivision plat of the Premises;
2. You will find enclosed a current as built boundary survey of the Premises entitled "ALTA/ACSM Land Title Survey, White Marsh Commerce Center, Lots 5A & 5B, Section H, White Marsh Community," dated June 14, 2000 and prepared by DuVal & Associates P.A.
3. You will find enclosed a copy of the above referred to order granting a special exception permitting the operation of a moving and storage establishment at the Premises, which order was issued by the Office of the Zoning Commissioner of Baltimore County, Maryland dated February 28, 1997 in a proceeding entitled "IN RE: PETITION FOR SPECIAL EXCEPTION S/S Franklin Square Drive, 851' of the c/l Campbell Boulevard (10001 Franklin Square Drive) 14<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District by Nottingham Village, Inc., Petitioners, Before the Zoning Commissioner of Baltimore County, Case No. 97-301-X."
4. For the purpose of determining the number of parking spaces required by applicable zoning regulations in connection with the current uses of the Premises, you will find enclosed an original certificate of the Owner of the Premises to the effect that the gross floor area of the Premises devoted to office uses is 38,137 square feet and the number of employees occupying gross floor area of the Premises devoted to industrial, manufacturing and warehouse uses is 78 (based on the largest shift).

If you require any further information regarding the Premises in order to prepare and complete the requested zoning verification, please contact the undersigned.

Arnold E. Jablon, Esquire  
Director - Zoning Administration  
and Development Management  
June 23, 2000  
Page 3

**MILES & STOCKBRIDGE**  
A PROFESSIONAL CORPORATION

You will find enclosed a check in the amount of \$40.00 payable to Baltimore County, Maryland in payment of the charges of your office for furnishing the requested verification.

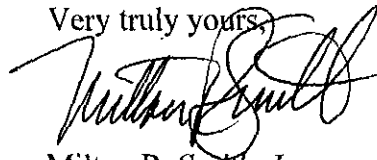
We would appreciate receiving the requested response not later than Monday, July 3, 2000. If this requested delivery date or any other aspect of the written request presents any problems, please contact the undersigned as soon as possible.

If it would assist or otherwise expedite your preparation of the requested zoning verification letter to obtain a diskette or an e-mail of the contents of such letter, please contact my secretary, Mai Conaway at (410) 823-8193 and she will promptly provide the same to you.

As soon as the requested response is complete and available for transmittal, please call my legal assistant, Leslie Lippert at (410) 823-8107 who will arrange to pick up the response immediately.

Thank you for your assistance and cooperation in this matter.

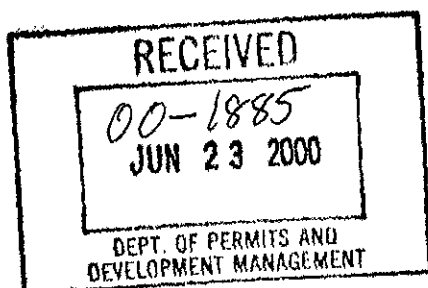
Very truly yours,



Milton R. Smith, Jr.

MRS/mtc

cc: Mr. Ronald W. Heagy  
Ms. Leslie Lippert



\_\_\_\_\_, 2000

General Electric Capital Assurance Company  
Chicago Title Insurance Company  
White Marsh Commerce Center, Inc.  
Nottingham Village, Inc.  
Miles & Stockbridge P.C.  
c/o Milton R. Smith Jr., Esquire  
Miles & Stockbridge P.C.  
600 Washington Avenue  
Suite 300  
Towson, Maryland 21204

RE: ZONING VERIFICATION: office, warehouse and light industrial and manufacturing project known as "White Marsh Commerce Center" consisting of a parcel of land containing 12.0179± acres and shown and designated as Lot 5A ("Lot 5A") on a plat entitled "White Marsh Commerce Center, Lots 5A & 5B, Section H, White Marsh Community", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book 72, folio 137, and the improvements thereon known as 10001-10049 Franklin Square Drive, Fourteenth Election District, Baltimore County, the improvements thereon being known as 10001-10049 Franklin Square Drive (Lot 5A and the improvements thereon being collectively herein referred to as the "Premises")

Ladies and Gentlemen:

Your request for a zoning verification with respect to the above Premises has been referred to me for reply.

Based upon (i) an as built boundary survey of the Premises entitled "ALTA/ACSM Land Title Survey, White Marsh Commerce Center, Lots 5A and 5B, Section H, White Marsh Community," dated June 14, 2000 and prepared by DuVal & Associates P.A., (ii) the letter certification dated June 23, 2000 and furnished by White Marsh Commerce Center, Inc., owner of the Premises, a copy of which certification is attached hereto as Exhibit A (the "Owner's Certificate") and (iii) our research of the zoning records of Baltimore County, we hereby confirm the following with respect to the Premises:

General Electric Capital Assurance Company  
Chicago Title Insurance Company  
White Marsh Commerce Center, Inc.  
Nottingham Village, Inc.  
Miles & Stockbridge P.C.  
June \_\_\_\_, 20000  
Page 2

(a) The zoning laws and regulations affecting the Premises and the uses thereof are the Baltimore County Zoning Regulations (the "Zoning Regulations"). The Premises is currently zoned ML (Manufacturing Light) as per the official Baltimore County Comprehensive Zoning Map No. NE 7-H. The permitted uses of property situate within an ML zone are as set forth in Section 253 of the Zoning Regulations. Under Section 253.1 of the Zoning Regulations, uses permitted as of right in an ML zone generally include office, warehouse and light industrial and manufacturing uses as more specifically set forth in such section. In addition, under the provisions of Section 253.2.A.3a of the Zoning Regulations, the use of property in an ML zone for the operation of moving and storage establishment is permitted by special exception. By the order of the Office of the Zoning Commissioner of Baltimore County, Maryland dated February 28, 1997 in a proceeding entitled "IN RE: PETITION FOR SPECIAL EXCEPTION S/S Franklin Square Drive, 851' of the c/l Campbell Boulevard (10001 Franklin Square Drive) 14<sup>th</sup> Election District, 6<sup>th</sup> Councilmanic District by Nottingham Village, Inc., Petitioners, Before the Zoning Commissioner of Baltimore County, Case No. 97-301-X," the Office of the Zoning Commissioner of Baltimore County entered an order permitting the use of the Premises as a moving and storage facility pursuant to such Section 253.2.A.3a of the Zoning Regulations, a copy of which order is attached hereto as Exhibit B.

(b) Based on the information regarding the current uses of the Premises set forth in the Owner's Certificate attached hereto as Exhibit A to the effect that the gross floor area of the Premises which is devoted to offices uses is 38,137 square feet and the number of employees occupying gross floor area of the Premises devoted to industrial, manufacturing and warehouse uses is 78 (based on the largest shift), the number of parking spaces required under the Zoning Regulations in connection with such uses the Premises is \_\_\_\_ parking spaces, and based on our review of the certification contained in General Note No. 5 of the Survey to the effect that the Premises contains a total of 217 parking spaces, the Premises is in full compliance with such parking requirements.

(c) The Premises and the uses thereof for office, warehouse and light industrial and manufacturing uses, including the use of a part thereof as a moving and storage facility, comply with the Zoning Regulations.

(d) There are no variances, special exceptions, conditional use permits, special use permits or other special zoning approvals required for the improvements as constructed on the Premises or for the current uses thereof as set forth in the Owner's Certificate other than the special exception permitting the use of the Premises for the operation of a moving and storage facility as more particularly set forth in paragraph (a) hereof and Exhibit B hereto.

(e) There are no uses conducted on the Premises which would constitute a non-conforming use under the provisions of the Zoning Regulations.

General Electric Capital Assurance Company  
Chicago Title Insurance Company  
White Marsh Commerce Center, Inc.  
Nottingham Village, Inc.  
Miles & Stockbridge P.C.  
June \_\_\_\_\_, 20000  
Page 3

(f) The Premises, consisting of Lot 5A as shown and designated on the above referred to subdivision plat, complies with applicable subdivision laws and regulations and can be conveyed without the filing of any further plat of subdivision or resubdivision of the Premises.

(g) The Premises have been subdivided in accordance with applicable laws and regulations as evidenced by the recording of the above referred to subdivision plat and the various governmental approvals affixed thereto.

(h) A review of the records of our office with respect to the Premises reveals (i) no current active violations by the Premises of the zoning laws and regulations and/or land use approvals applicable thereto and (ii) no past violations of the same which remain uncured at this time.

Very truly yours,

/mtc  
Enclosure

General Electric Capital Assurance Company  
Chicago Title Insurance Company  
White Marsh Commerce Center, Inc.  
Nottingham Village, Inc.  
Miles & Stockbridge P.C.  
June \_\_\_\_, 20000  
Page 4

**Exhibit A**

**Owner's Certificate**



100 West Pennsylvania Avenue/Towson, Maryland 21204/(410) 825-0545 Fax (410) 321-8018

June 23, 2000

**VIA HAND DELIVERY**

Arnold E. Jablon, Esquire  
Director - Zoning Administration  
and Development Management  
Room 109, County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

RE: REQUEST FOR ZONING VERIFICATION – office, warehouse and light industrial and manufacturing project known as “White Marsh Commerce Center” consisting of a parcel of land containing 12.0179± acres and shown and designated as Lot 5A (“Lot 5A”) on a plat entitled “White Marsh Commerce Center, Lots 5A & 5B, Section H, White Marsh Community”, which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book 72, folio 137, and the improvements thereon known as 10001-10049 Franklin Square Drive, Fourteenth Election District, Baltimore County

Gentlemen:

We are the owner of fee simple title to Lot 5A above referred to and the improvements thereon (collectively, the “Premises”).

We are currently engaged in obtaining a loan in the amount of \$7,000,000 (the “Loan”) for the permanent financing of the Premises from General Electric Capital Assurance Company (the “Lender”) to be secured by the lien of a deed of trust (“Deed of Trust”) encumbering the Premises. As set forth in the accompanying letter of our counsel, Milton R. Smith, Jr., the Lender requires, as a condition to the making of the Loan, that we furnish to the Lender a certificate of your office verifying certain facts and matters pertaining to zoning of the Premises, the use thereof and the compliance of the Premises, as presently developed and used, with applicable zoning laws and regulations and particularly including the number of parking spaces required under applicable zoning regulations in connection with the use of the Premises.

It is our understanding that, in order for your office to verify the number of parking spaces so required in connection with the use of the Premises, it is necessary for you to be provided with pertinent data regarding the use and gross floor area of the Premises.





Accordingly, for your use in making such determination of the number of parking spaces required under applicable zoning regulations in connection with the furnishing the above requested zoning verification, we hereby certify to you, as of the date hereof and to the best of our knowledge, as to the following information regarding the use and development of the Premises:

1. The Premises consists of Lot 5A as shown and designated on the above referred to subdivision plat and the improvements thereon generally consisting of a one story 210,000± square foot building generally designed for office, warehouse and light industrial and manufacturing uses.

2. The Premises are developed and improved as shown on an as built boundary survey of the Premises entitled "ALTA/ACSM Land Title Survey, White Marsh Commerce center, Lots 5A and 5B, Section H, White Marsh Community," dated June 14, 2000 and prepared by DuVal & Associates, P.A., a copy of which has been furnished to you.

3. The gross floor area of the Premises which is devoted to office uses is 38,137 square feet, and the number of employees occupying gross floor area of the Premises devoted to industrial, manufacturing and warehouse uses is 78 (based on the largest shift).

Please advise us if you require any further information for the purpose of determining the number of parking spaces required to be furnished at the Premises in connection with the use and occupancy of the Premises by the above referred to tenants for the purposes above set forth.

Thank you for your assistance and cooperation.

Very truly yours,

WHITE MARSH COMMERCE CENTER, INC.

By: \_\_\_\_\_

Ronald W. Heagy  
Treasurer

/mtc

General Electric Capital Assurance Company  
Chicago Title Insurance Company  
White Marsh Commerce Center, Inc.  
Nottingham Village, Inc.  
Miles & Stockbridge P.C.  
June \_\_\_\_\_, 20000  
Page 5

**Exhibit B**

**Copy of Order Granting Special Exception**

Post-it® Fax No	7671	Date	# of pages 3
To	Mickey Smith	From	Jim Matis
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

IN RE: PETITION FOR SPECIAL EXCEPTION  
S/S Franklin Square Drive, 851'  
of the c/l Campbell Boulevard  
(10001 Franklin Square Drive)  
14th Election District  
6th Councilmanic District

Nottingham Village, Inc.  
Petitioners

\* OF BALTIMORE COUNTY

\* Case No. 97-301-X

\*

\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 10001 Franklin Square Drive, located in the vicinity of Campbell Boulevard in White Marsh. The Petition was filed by the owners of the property, Nottingham Village, Inc., by John H. Macsherry, Jr., Vice President and Director of Marketing, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek a special exception to permit a moving and storage facility on the subject property, zoned M.L., pursuant to Section 253.2.A.3a of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John H. Macsherry, Peter Dudley, and Mike Hiss, all representatives of Nottingham Village, Inc., Michael Shaughnessy, the proposed tenant of the subject use, Jim Matis, Professional Engineer with Matis Warfield, Inc., and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 26.1287 acres, more or less, zoned M.L., and is improved with a one-story warehouse building of 210,000 sq.ft. The

Petitioners are desirous of leasing a portion of the warehouse building (85,000 sq.ft.) for use by a moving and storage company. Mr. Michael Shaughnessy testified that his company, Alexander's Moving and Storage Eastern, Inc., has outgrown its current location on Pulaski Highway and that he would like to relocate his business to the subject site. However, in order to relocate his business to the subject property, the request for a special exception is necessary.

It is clear that the B.C.Z.R. permits the use proposed in a M.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

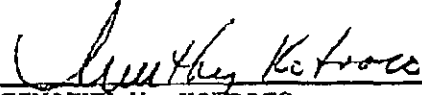
The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of February, 1997 that the Petition for Special Exception to permit a moving and storage facility on the subject property, zoned M.L., pursuant to Section 253.2.A.3a of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
Rob Hoffman  
Rita Dodge  
John Macsherry  
MICHAEL SHAUGHNESSY  
MIKE HISS  
JIM MATIS

ADDRESS  
210 Allegheny Ave 21204  
100 West Rd 21204  
NOTTINGHAM PROPERTIES, INC.  
930 TODDS LA 21237  
NOTTINGHAM PROPERTIES  
MATIS WHITEFIELD  
6600 YORK RD SUITE 209  
BALTIMORE MD 21212



97301-X

P.O.B.

~~WTS~~

24

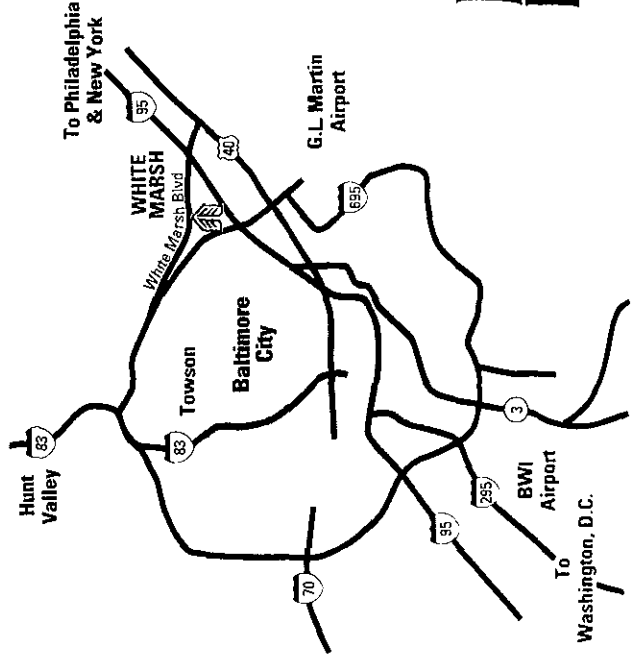
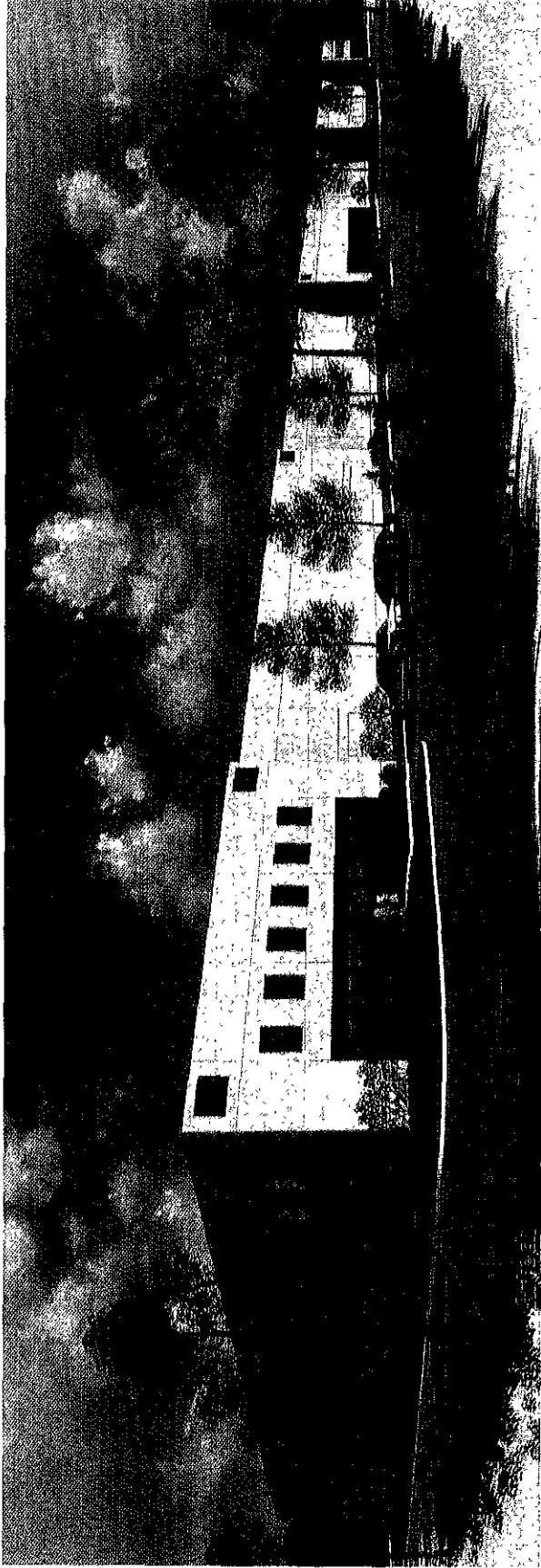
301

**EXHIBIT TO COMPANY  
ZONING PETITION  
FOR A MOVING AND STORAGE  
ESTABLISHMENT IN AN  
EXISTING ML ZONE  
PART OF ZONING MAP NE 7H  
LOT 5 SECTION H  
WHITE MARSH COMMERCE CENTER  
ELECTION DISTRICT NO. 14**



# White Marsh Commerce Center

Franklin Square Drive  
White Marsh Business Community



## Travel Times to White Marsh

Baltimore Beltway	4 minutes
Port of Baltimore	18 minutes
BWI Airport	25 minutes
Washington, D.C.	50 minutes
Philadelphia, PA	100 minutes
New York City, NY	175 minutes

## Corporate Neighbors

Time Warner	Bell Atlantic
Kaiser Permanente	The Travelers Companies
Comcast Cablevision	Johns Hopkins

**Nottingham**  
Properties INC

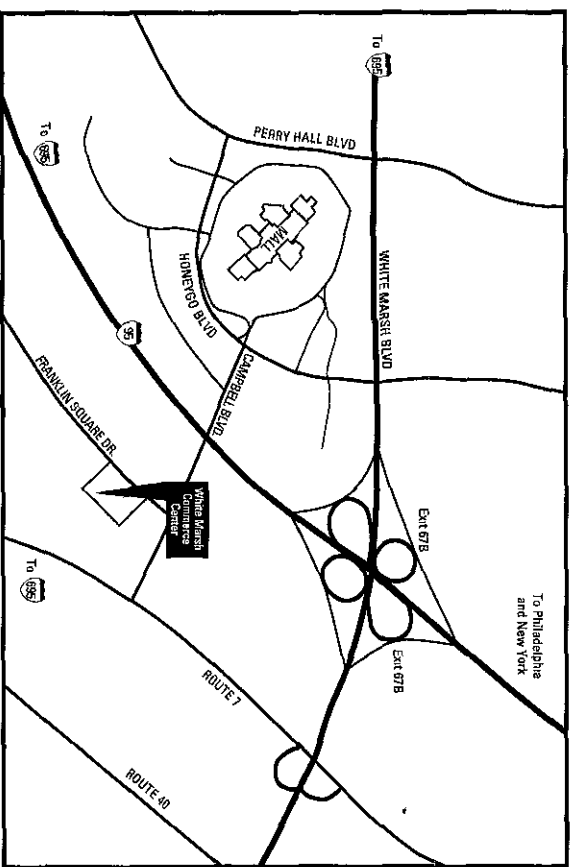
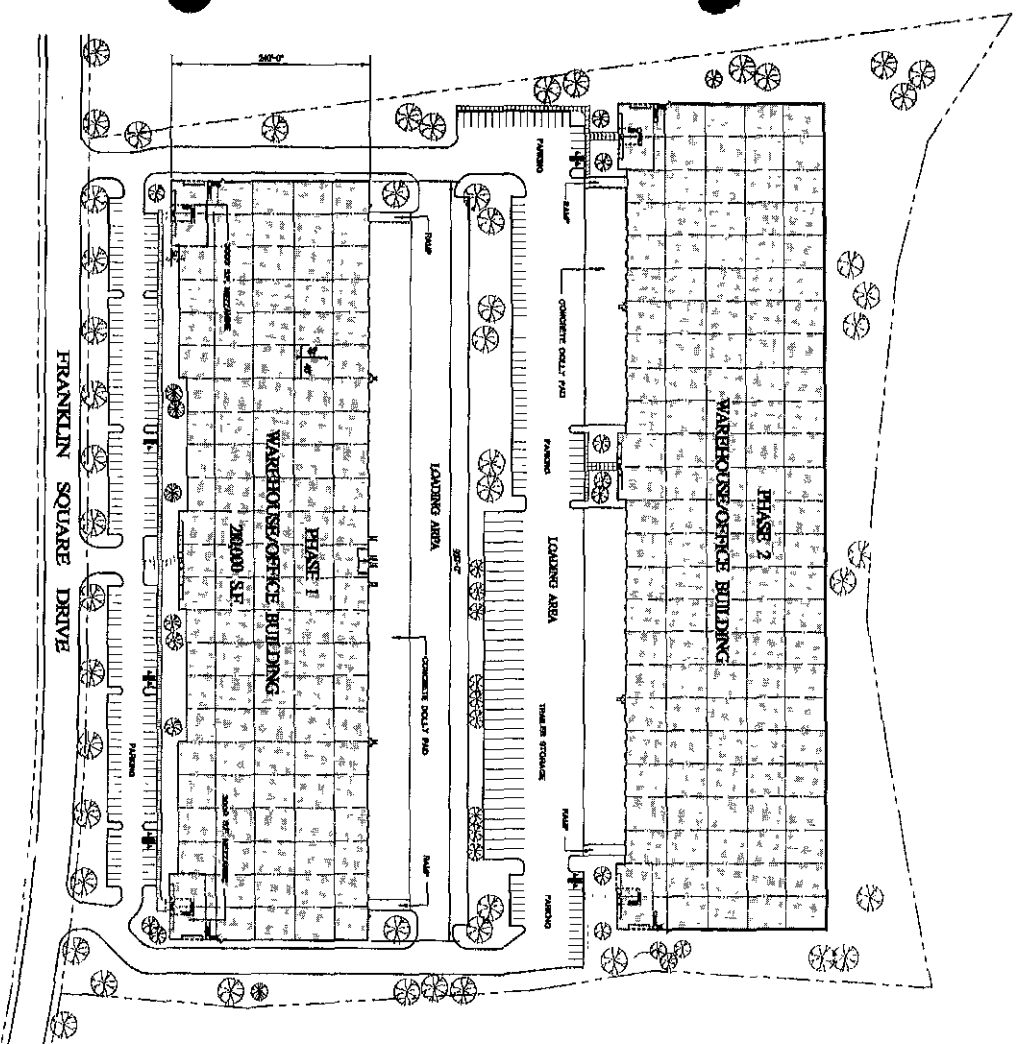
(410) 825-0545

NOTTAM

11/11/92



# White Marsh Commerce Center



## Building Specifications

Building	210,000 square feet (240'-0" X 920'-0")
Bay Size	40'-0" X 46'-0"
Mezzanine	(2) 3,000 square feet
Floor	6" reinforced concrete with sealer Flatness = F-17/F-24
Walls	Tilt-up concrete/sandblasted finish
Roof	Single ply membrane/insulated = R-14.3
Clear Height	28'-0"
Depth	220'/230'
Drive-In Overhead Doors	(2) 12' X 14' insulated
Loading Overhead Doors	(36) 9' X 10' insulated
Loading Area	120' deep
Loading Equipment	Levelers & Seals
Office	Built to suit
Heating	Air rotation units/gas fired
Lighting	Warehouse - 30 F.C.
Sprinkler	ESFR system

Developed by:

**Nottingham  
Properties INC.**

100 West Pennsylvania Avenue  
Towson, Maryland 21204  
(410) 825-0545

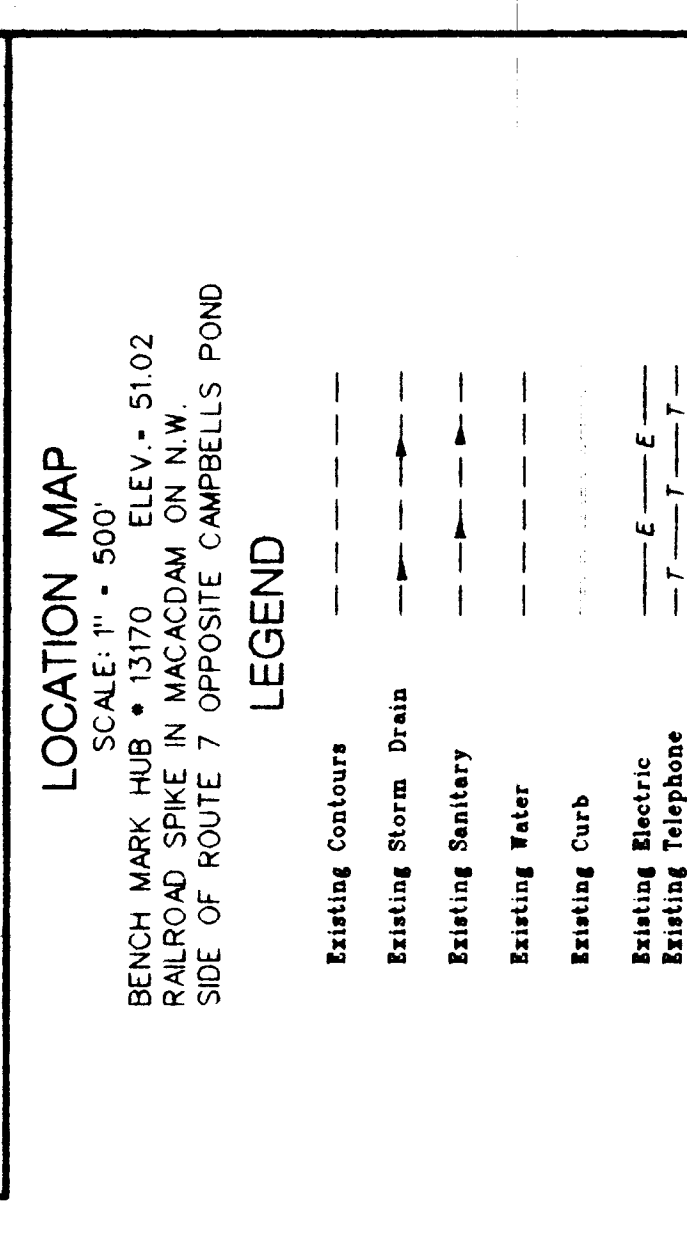












**LOCATION MAP**

S-506  
ELEV. = 5102  
BENCH MARK HUB # 1370  
RAILROAD SPIKE IN MACADAM ON N.W.  
SIDE OF ROUTE 7 OPPOSITE CAMPBELLS POND

**LEGEND**

Erecting Columns	_____
Erecting Storm Drain	_____
Erecting Sanitary	_____
Erecting Water	_____
Erecting Curb	_____
Erecting Bridge	_____
Erecting Freighthouse	_____

CROSS AREA OF SITE - 26.1287 ACRES/-  
GROSS AREA OF SITE - 26.1287 ACRES/-  
EXISTING ZONING - NL  
EXISTING USE - 210,000 SF WAREHOUSE WITH ANCILLARY OFFICES  
AND 5,600 SF MEZZANINE  
DEED REFERENCE - 4862/594  
SECTION 106 C, PARAGRAPH 10 OF SECTION 10  
DEVELOPMENT APPROVAL - C06 PLAN APPROVAL 7/27/91 (PLAN 91030)  
TAX ACCOUNT NUMBER - 143065918

PERMITTED - 2.0  
 PROPOSED - 0.19  
 AMENITY OPEN SPACE - NONE REQUIRED  
 BUILDING HEIGHT - 35'  
 SIGNAGE - NONE PROPOSED AT THIS TIME; HOWEVER, ANY FUTURE SIGNAGE TO COMPLY WITH SECTION 413 BCTR AND ALL ZONING SIGN POLICIES.  
 PREVIOUS COMMERCIAL PERMITS - B235467  
 HOURS OF OPERATION: 6:00 AM TO 6:00 PM

**PARKING REQUIRED:**  
210,000 SF TOTAL • 5,800 SF MEZZANINE  
12,000 SF OFFICE • 3.3 SPACES/1,000 SF  
5,800 SF OFFICE MEZZANINE • 3.3 SPACES/1,000 SF  
198,000 SF WAREHOUSE • 50 EMPLOYEES • 1 SPACE/EMPLOYEE • 50 SPACES  
TOTAL PARKING REQUIRED  
TOTAL PARKING PROVIDED  
• 39.60 SPACES  
• 18.15 SPACES  
• 50 SPACES  
• 108 SPACES  
• 172 SPACES

TOTAL INCLUDES 7 HANDICAP SPACES

OR 13' X 18' SINGLE  
VAN ACCESSIBLE HANDICAP SPACES @ 24' X 18' TOTAL (2 SIDE BY SIDE)  
STANDARD PARKING SPACES @ 8.5' X 18'

ALL PARKING SHALL BE PERMANENTLY STRIPED

A SPECIAL EXCEPTION IS REQUESTED  
PURSUANT TO SECTION 253.2A.3a  
TO PERMIT A MOVING AND STORAGE  
ESTABLISHMENT IN AN ML ZONE.

**FLOWER'S**

**MICROFILMED**

PLAT TO ACCOMPANY ZONING PETITION  
FOR SPECIAL EXCEPTION  
LOT 5, SECTION H  
WHITE MARSH COMMUNITY

WHITE MARSH COMMUNITY  
WHITE MARSH COMMERCE CENTER  
10001 FRANKLIN SQUARE DRIVE  
BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT NO.

BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT NO. 14, C-6  
SHEET 1 OF 1  
SCALE: 1" = 50'



DATE	ISSUE
------	-------

**OWNER / PETITIONER**  
NOTTINGHAM VILLAGE, INC.  
100 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
410-825-0545

**MATIS WARFIELD, INC.**  
**CONSULTING ENGINEERS**  
6600 York Road, Suite 209  
Baltimore, Maryland 21212  
Phone: (410) 377-7596

